



Avari Apartments

Development Plan
Application PL-19-0308



***Planning Commission Meeting
July 15, 2020***





Purpose

- Review a Development Plan for the proposed 354-unit Avari Apartments and issue a recommendation to the City Council





Aerial Photograph

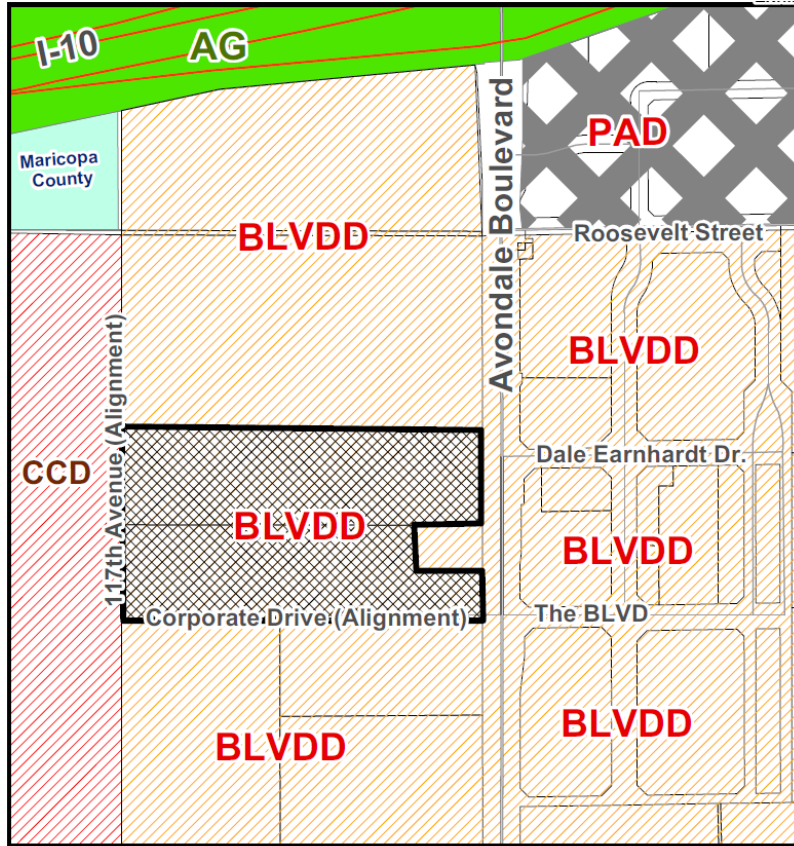


Subject Property

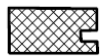


- 16.44 net acres
- Annexed 1976
- Located within The BLVD's Village District
- Rezoned from CCD to BLVDD March 2020
- PC/CC Review of Development Plans required in The BLVD

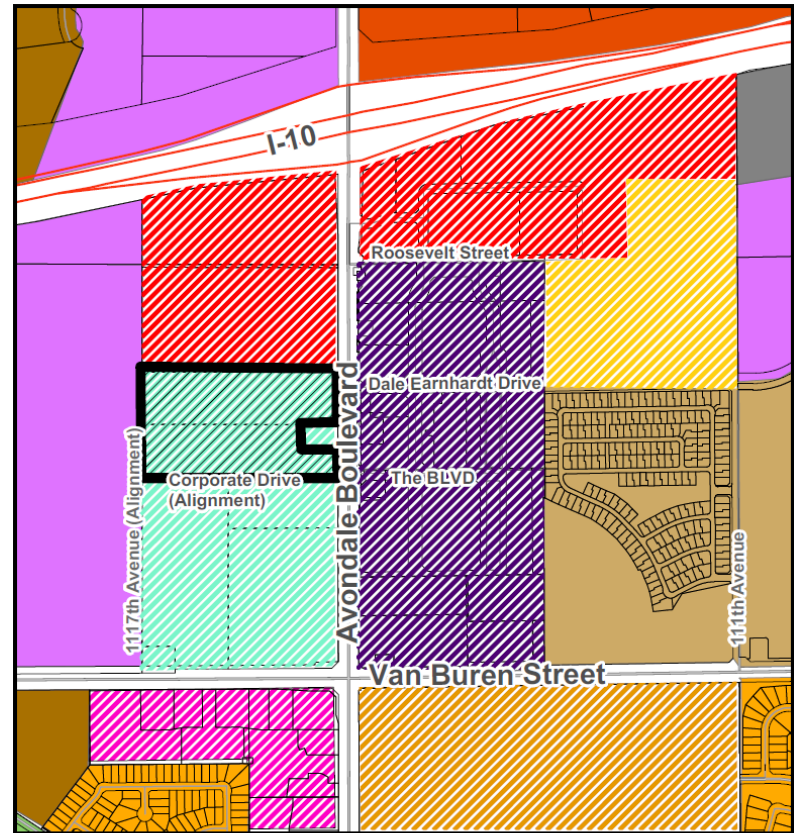




Zoning Vicinity Map



Subject Property



General Plan Land Use Map

- | | |
|-------------------------------|---------------------------------|
| The BLVD Gateway District | The BLVD Neighborhood District |
| The BLVD Village District | The BLVD Residential District |
| The BLVD Park Avenue District | The BLVD Promenade District |
| Mixed Use | Medium Density Residential |
| High Intensity Office | Medium/High Density Residential |
| Freeway Commercial | High Density Residential |



Subject Property



117th Avenue

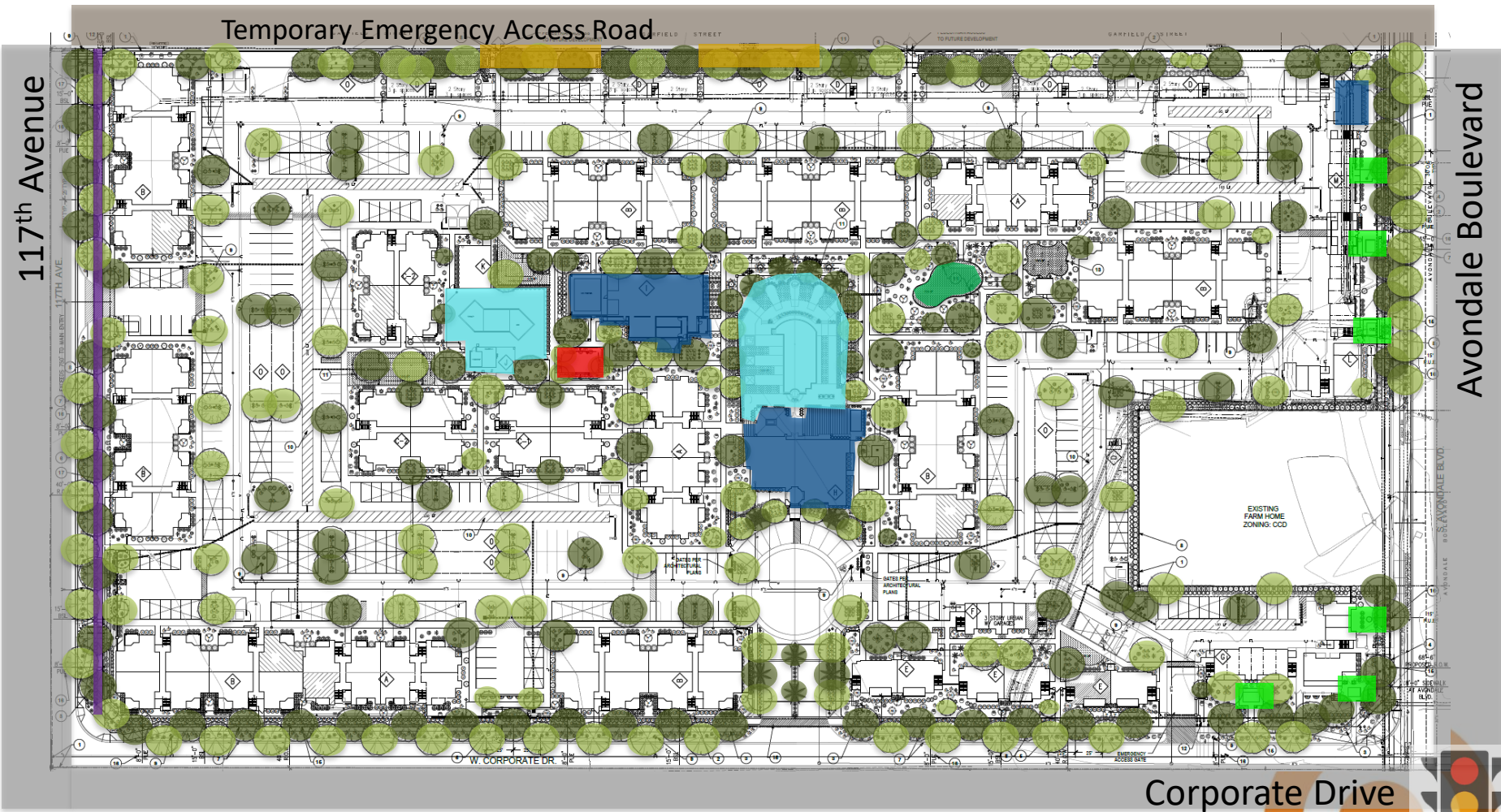
Temporary Emergency Access Road

Avondale Boulevard

Corporate Drive



Aspiring. Achieving. Accelerating.



Avondale



Avondale Boulevard Frontage (North/Left to South/Right)



Buildings L/M/N Rear (Interior)



Clubhouse (Front)





Building Type C



Building Type D
(Carriage Units)



Garage Building

	Dunn - Edwards "MAIN" STUCCO DEC 368 WINTER LITE		Dunn - Edwards STUCCO ACCENTS / GRIDS DE 6340 CANADIAN LAKE
	Dunn - Edwards "SECONDARY" STUCCO DEB 386 PRECIOUS PEARL		Scored CMU 4 X 20 SCORED CONCRETE VENEER / CMU BLOCK NATURAL GREY COLOR/ FINISH TEXTURE AS SELECTED BY OWNER
	Dunn - Edwards RAILINGS / ACCENTS / GATES / METAL AWNINGS - EYEBOARDS DEA 186 BLACK PEARL		Dunn - Edwards DOORS / TILE AND / OR STUCCO SQUARE DETAIL'S DE 5875 OCEAN CITY

Aspiring. Achieving.



Analysis

- Conforms to The BLVD Village District General Plan designation, BLVDD zoning, and The BLVD Specific Plan
- Ample vehicular and pedestrian access
- Functional on-site circulation
- Parking in excess of minimums (garage, covered, and uncovered)
- Open space and amenities greatly exceed minimum requirements and address multiple demographics



Analysis (Cont.)

- Landscaping exceeds minimum requirements and contributes to site walkability
- Contemporary architecture with significant variation in planes, heights, and materials/colors furthers aesthetic goals of The BSP
- Developer to complete adjacent half-street improvements
- Exception parcel can be integrated into the Avari Apartments if ever acquired



Recommendation

Approval of Application PL-19-0308 Avari Apartments

Development Plan

Subject to twelve (12) recommended conditions